



**HOUSING AUTHORITY
of the County of Los Angeles**

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Executive Director

May 24, 2011

Honorable Board of Commissioners
Housing Authority of the
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

#1-H MAY 24, 2011

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

Dear Commissioners:

**ACCEPTANCE OF COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS FOR
PROJECTS IDENTIFIED IN THE 2011-2012 ACTION PLAN FOR THE ALLOCATION
OF FEDERAL FUNDS (ALL DISTRICTS) (3 VOTE)**

SUBJECT

This letter recommends acceptance of an estimated \$2,989,266 in Fiscal Year 2011-2012 Community Development Block Grant (CDBG) funds from the Community Development Commission. These funds are used for various CDBG-eligible programs administered by the Housing Authority of the County of Los Angeles (Housing Authority) and included in the County of Los Angeles' (County) Fiscal Year 2011-2012 Action Plan. This letter also recommends approval for the Housing Authority to continue administration of \$1,513,953 in prior year CDBG funds. This letter relates to two other items appearing on today's agenda for the Board of Supervisors and the Board of Commissioners of the Community Development Commission.

IT IS RECOMMENDED THAT YOUR BOARD:

1. Find that the acceptance of Fiscal Year 2011-2012 CDBG funds from the Commission is not subject to the provisions of the California Environmental Quality Act (CEQA) because it is not defined as a project under CEQA.
2. Authorize the Housing Authority to accept from the Community Development Commission (Commission) an estimated \$2,989,266 in Fiscal Year 2011-2012 CDBG funds, and to continue administration of \$1,513,953 in prior year CDBG funds, which will be requested for incorporation into the Housing Authority's Fiscal

Year 2011-2012 budget through the Housing Authority's annual budget approval process, subject to final notification of approval by the U.S. Department of Housing and Urban Development (HUD).

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The National Affordable Housing Act of 1990 (Cranston/Gonzalez Housing Act), as amended in 1992, requires that the County provide a single, consolidated submission of the proposed expenditure of funds to be eligible for HUD formula grant funding, including CDBG, HOME Investment Partnerships, and Emergency Shelter Grant. The Action Plan for Fiscal Year 2011-2012 (Action Plan) satisfies these federal requirements to provide for the release of funds.

The Action Plan is being presented to the Board of Supervisors for approval as a separate item on today's agenda. This item also designates the Commission to serve as the agent of the County in administering the Action Plan and the allocated funds.

The Action Plan identifies a total of \$2,989,266 in Fiscal Year 2011-2012 CDBG funds for projects that will be administered by the Housing Authority. The purpose of this letter is to accept these funds into the Housing Authority's budget, and to continue administration of \$1,513,953 in prior year CDBG funds. Attachment A provides a breakdown of the funds allocated to the Housing Authority by project, as well as a description of each project to be funded.

FISCAL IMPACT/FINANCING

There is no impact on the County general fund. The Action Plan allocates an estimated \$2,989,266 in new Thirty-Seventh Program Year (July 1, 2011 to June 30, 2012) CDBG funds and \$1,513,953 in prior year CDBG funds that will be incorporated through the Fiscal Year 2011-2012 Housing Authority budget approval process.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

On May 27, 2008, the Board of Supervisors approved the Five-Year Consolidated Plan for 2008-2013 and the Fiscal Year 2008-2009 Action Plan. These documents have been updated as required by HUD. The current Fiscal Year 2010-2011 Action Plan ends on June 30, 2011, and a new plan must be adopted by the Board of Supervisors in order to receive continued funding from HUD. The Action Plan includes a description of the activities to be undertaken during Fiscal Year 2011-2012 to address the objectives of the Consolidated Plan's five-year strategy. A list of the Housing Authority projects included in the Action Plan is provided in Attachment A.

All of the projects proposed in the Action Plan are being federally funded. As applicable, the administering agencies will be subject to the prevailing wage requirements of the Davis-Bacon Act and related Acts and Section 3 of the Housing and

Community Development Act of 1968, as amended, which requires that employment and other economic opportunities generated by certain HUD assistance be directed to low- and very low-income persons, particularly to persons who are recipients of HUD housing assistance. However, where Section 3 is not applicable, the agencies will be subject to the County's Greater Avenues for Independence (GAIN) Program and General Relief Opportunity for Work (GROW) Program, which furthers the same or similar goals.

This letter has been reviewed by County Counsel. At their meeting of April 27, 2011, the Housing Commission recommended approval of the proposed actions.

ENVIRONMENTAL DOCUMENTATION

The acceptance of Fiscal Year 2011-2012 CDBG funds from the Commission is exempt from the provisions of the National Environmental Policy Act pursuant to 24 Code of Federal Regulations, Part 58, Section 58.34 (a)(3), because it is an administrative action and does not involve activities that will alter existing environmental conditions. The action is not subject to the provisions of CEQA, pursuant to State CEQA Guidelines 15060(c)(3) and 15378, because it is not defined as a project under CEQA and does not have the potential for causing a significant effect on the environment.

Each program within the Action Plan will be reviewed for environmental impact on a project-by-project basis before funding is released.

IMPACT ON CURRENT PROJECTS

The projects contained in the Action Plan will benefit low- and moderate-income residents of the unincorporated County and participating cities.

Respectfully submitted,


SEAN ROGAN
Executive Director

Enclosures

ATTACHMENT A
HOUSING AUTHORITY PROJECTS FOR FISCAL YEAR 2011-2012

	PROJECTS (New Funding)	
Project Title (District)	Project Description	Funding
East County Exterior Painting (First)	Provides for the painting, patching stucco, repairing/replacement fascia boards and other repairs as needed at the Whittier Manor housing development and Herbert Apartments.	\$275,000
Francisquito Villa and Whittier Manor Air Conditioner Replacement (First)	Provides for the replacement of four (4) A/C units on the roof tops at the Francisquito Villa and Whittier Manor housing developments.	\$100,000
Sundance Vista Exterior Stairs and Handrail Replacement (First)	Provides for the replacement of the deteriorated exterior stairs, landings and handrails in six (6) buildings with new wood sub-flooring and a non-skid coating surface at the Sundance Vista housing development.	\$145,000
Whittier Manor Roof Replacement (First)	Project will replace the deteriorated roofing at the Whittier Manor senior housing development. The roof will be removed and replaced with new flashing, down spouts, and gutters.	\$200,000
Williamson Interior Unit Stairs Replacement (First)	Project will replace the deteriorated interior concrete stairs with new wood stairs at the Williamson housing development.	\$30,000
Athens Kitchen and Bathroom Remodel (Second)	Provides for the remodeling of kitchens and bathrooms at Athens I, II, and III housing developments. This project will replace tubs, sinks, medicine cabinets, shower valves, faucets, toilets and install new floor tile. Additionally, this project will remodel all kitchen with new cabinets, hood vents, sinks, and faucets and installation of new floor tiles.	\$250,000
El Segundo Kitchen and Bathroom Remodel (Second)	Provides for the remodeling of kitchens and bathrooms at El Segundo II housing developments. This project will replace tubs, sinks, medicine cabinets, shower valves, faucets, and toilets and install new floor tile. Additionally, this project will remodel all kitchens with new cabinets, hood vents, sinks, faucets and installation of new floor tiles.	\$200,000

ATTACHMENT A
HOUSING AUTHORITY PROJECTS FOR FISCAL YEAR 2011-2012

	PROJECTS (New Funding Continued)	
Project Title (District)	Project Description	Funding
Southbay Gardens Parking Lot Replacement (Second)	Provides for the replacement of the deteriorated asphalt parking surfaces, curbs, gutters, driveway, and sidewalks with new cost effective concrete at the Southbay Gardens senior housing development.	\$100,000
South County ADA Upgrades (Second)	Provides for the completion of needed ADA upgrades at the Century Wilton, Southbay Gardens and Big Normandie housing developments. ADA upgrades will include the widening of doors for wheelchair access, community room bathroom upgrades and special ADA features such as lighting and signage.	\$205,000
Ujima Village Vacant Property Security System (Second)	Provides for the leasing of a modular steel vacant unit security system for the Ujima Village housing development.	\$500,000
Harbor Hills Security Fence (Fourth)	Provides for the purchasing and installation of wrought iron security fencing in high vandalism and loitering areas at the Harbor Hills housing development. Additionally, a new fence enclosure for trash containment will also be installed.	\$155,000
Quartz Hills I and II Window Replacement (Fifth)	Provides for the purchasing and installation of energy efficient windows in all 40 units of the Quartz Hills I and II housing developments.	\$125,000
Resident Services Programs (Countywide)	Provides Resident Services Programs to families, seniors, and residents with disabilities. Programs include adult literacy, recreation, after-school programs, workforce development, and supportive services.	\$249,000
Family Resource Centers (Countywide)	Provides supportive and clinical services such as: family and individual counseling, academic and career counseling, classes or programs on parenting skills, grief counseling, youth leadership, conflict resolution, drug awareness, and truancy prevention. This project will serve all of the Housing Authority public housing residents.	\$455,266
	TOTAL:	\$2,989,266

ATTACHMENT A
HOUSING AUTHORITY PROJECTS FOR FISCAL YEAR 2011-2012

	CONTINUING PROJECTS (Prior Year Funding)	
Project Title (District)	Project Description	Funding
Nueva Maravilla Electrical (First)	Provides for the final phase of the completely new state of the art underground electrical distribution system at the Nueva Maravilla Housing Development. This project includes the placement of main lines, distribution lines, conduit, trenching, repair of landscaping, new meters, new transformers, new required connections, testing and corrections, and all related and incidental work.	\$400,000
Ujima Village Relocation (Second)	Provides CDBG funds to the Housing Authority of the County of Los Angeles (HACoLA) to pay tenant relocation expenses for residents of the Ujima Village Public Housing Development in the Second Supervisorial District.	\$1,113,953
	TOTAL:	\$1,513,953